

Stairs Version 1-2

Definition: A structure consisting of series of risers (4 or more) that provide passage between two or more levels of different elevations.

Name steps, stairways, stairwells, flight
Variants:

Most wood, metal, concrete, masonry
Common
Materials:

Most treads, stringers, risers, railings, nosing
Common
Components:

Location & Inspection of Stairs

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	none
	Required:	length measuring device

Common Locations:	Unit/Inside:	hallways, dwelling units, stairwells
	Outside:	along elevated walking paths

How to Locate:	Visual Observation:	Look for significant rises or drops in elevation on walking path. Look in hallways and within dwelling units.
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Possible Deficiencies:	Deficiency 1:	Damaged or missing treads
	Deficiency 2:	Damaged stringer
	Deficiency 3:	Damaged or missing riser

Deficiency 1: Damaged or missing treads

Rationale: Safety, Indirect: If stairs have damaged or missing treads, this increases the probability of falls that may lead to injury. It restricts the safe use of the stairs.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if stairs have damaged or missing treads and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: It is reasonable to expect that stairs with damaged or missing treads would be identified through routine observations and facilities management would prioritize work orders to fix this deficiency.

Health and Safety Determination: This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.

How to Inspect: Visual Observation: Look at the entire set of stairs for presence of treads. Examine—if tread is present—each tread for cracks, damages, or missing pieces. Examine the nosing of wood treads for damage or broken pieces.

 Action: Measure—if nosing is damaged or broken—the length of each damaged or broken portion. Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread’s stability and structural integrity.

Record deficiency if: a set of stairs has a missing tread, or a tread is damaged by penetrative holes, rust, rotting, or cracking, or a tread is loose, or a tread’s current state is a tripping hazard, or a tread’s nosing’s damage or broken portion exceeds 1 inch in depth or 4 inches in width.

Deficiency 2: Damaged stringer

Rationale: Safety, Indirect: If stairs have damaged stringers, this increases the probability of falls that may lead to injury. It restricts the safe use of the stairs.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if stairs have damaged stringers and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: It is reasonable to expect that stairs with damaged stringers would be identified through routine observations and facilities management would prioritize work orders to fix this deficiency.

Structural, Indirect: Damaged stringers may indicate potential for critical structural problems for the entire set of stairs.

Health and Safety Determination: This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.

How to Inspect: Visual Observation: Look at the entire set of stairs and examine the stringers (if visible) for signs of damage including cracks, rotting, rust, holes, or missing pieces.

 Action: Walk up the entire set of stairs to detect stability in stairs.

 Visual Observation: Look—if instability is detected while walking on stairs—at stringers to see if instability is likely caused by a damaged stringer.

Please Note: **Stringers are generally only visible on exterior stairs.**

Record deficiency if: stringer is damaged by penetrative holes, rust, rotting, or cracking.

Deficiency 3: Damaged or missing riser

Rationale:	<p>Safety, Indirect: If stairs have damaged or missing risers, this increases the probability of falls that may lead to injury. It restricts the safe use of the stairs.</p> <p>Corrective Maintenance, Direct: It is reasonable to expect tenants to report if stairs have damaged or missing risers and for facilities management to prioritize a work order response to fix that deficiency.</p> <p>Routine Maintenance, Direct: It is reasonable to expect that stairs with damaged or missing risers would be identified through routine observations and facilities management would prioritize work orders to fix this deficiency.</p>	
Health and Safety Determination:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.	
How to Inspect:	Visual Observation:	Look at the entire set of stairs for the presence of risers. Examine—if present—the risers for signs of damage including cracks, rotting, rust, holes, or missing pieces.
	Action:	Walk up the entire set of stairs to detect stability in stairs.
	Visual Observation:	Look—if instability is detected while walking on stairs—at risers to see if instability is likely caused by a damaged riser.
	Please note:	For purposes of this inspection, do not record a missing riser if the stairs where not designed to have them.
Record deficiency if:	any riser is missing or damaged by penetrative holes, rust, rotting, cracking, or not securely anchored.	

Stairs, Version 1-2 (26 Dec 2019)

Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.